

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as L.H. Carbide Corporation/LH Stamping, Fort Wayne, Indiana 46804 (4420 Clubview Drive).

WHEREAS, Petitioner has duly filed its petition dated January 10, 1996 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 40 permanent full-time jobs for a total additional annual payroll of \$906,880 with the average new annual job salary being \$22,672; and retain 180 full-time and two part-time permanent jobs with a total current annual payroll of \$6,717,603 and a current average annual job salary of \$37,320; and

WHEREAS, the total estimated project cost is \$3,850,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for four years thereafter. Said designation shall terminate at the end of that four year period.

SECTION 2. That, upon adoption of the Resolution:

- 1 (a) Said Resolution shall be filed with the Allen County
2 Assessor;
- 3 (b) Said Resolution shall be referred to the Committee on
4 Finance and shall also be referred to the Department of
5 Economic Development requesting a recommendation from
6 said department concerning the advisability of
7 designating the above designated area an "Economic
8 Revitalization Area";
- 9 (c) Common Council shall publish notice in accordance with
10 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
11 substance of this resolution and setting this designation
12 as an "Economic Revitalization Area" for public hearing;
- 13 (d) If this Resolution involves an area that has already been
14 designated an allocation area under I.C. 36-7-14-39, then
15 the Resolution shall be referred to the Fort Wayne
16 Redevelopment Commission and said designation as an
17 "Economic Revitalization Area" shall not be finally
18 approved unless said Commission adopts a Resolution
19 approving the petition.

20 **SECTION 3.** That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall apply
22 to both a deduction of the assessed value of real estate and
23 personal property for new manufacturing equipment.

24 **SECTION 4.** That, the estimate of the number of individuals
25 that will be employed or whose employment will be retained and the
26 estimate of the annual salaries of those individuals and the
27 estimate of the value of redevelopment or rehabilitation and the
28 estimate of the value of new manufacturing equipment, all contained
29 in Petitioner's Statement of Benefits, are reasonable and are
30 benefits that can be reasonably expected to result from the
31 proposed described redevelopment or rehabilitation and from the
32 installation of new manufacturing equipment.

1 **SECTION 5.** That, the current year approximate tax rates for
2 taxing units within the City would be:

3 (a) If the proposed development does not occur, the
4 approximate current year tax rates for this site would be
5 \$9.2773/\$100.

6 (b) If the proposed development does occur and no deduction
7 is granted, the approximate current year tax rate for the
8 site would be \$9.2773/\$100 (the change would be
9 negligible).

10 (c) If the proposed development occurs and a deduction
11 percentage of fifty percent (50%) is assumed, the
12 approximate current year tax rate for the site would be
13 \$9.2773/\$100 (the change would be negligible).

14 (d) If the proposed new manufacturing equipment is not
15 installed, the approximate current year tax rates for
16 this site would be \$9.2773/\$100.

17 (e) If the proposed new manufacturing equipment is installed
18 and no deduction is granted, the approximate current year
19 tax rate for the site would be \$9.2773/\$100 (the change
20 would be negligible).

21 (f) If the proposed new manufacturing equipment is installed
22 and a deduction percentage of eighty percent (80%) is
23 assumed, the approximate current year tax rate for the
24 site would be \$9.2773/\$100 (the change would be
25 negligible).

26 **SECTION 6.** That, this Resolution shall be subject to being
27 confirmed, modified and confirmed, or rescinded after public
28 hearing and receipt by Common Council of the above described
29 recommendations and resolution, if applicable.
30
31
32

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 8. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Thomas E Hayhurst
Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Henry,
and duly adopted, read the ~~second~~ time by title and referred to the
Committee on Finance (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on 7, 1996, the 7 day of
M., E.S.T.

DATED: 1-23-96
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,
and duly adopted, placed on its passage. ~~PASSED~~ LOST
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD				<u>✓</u>
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 1-23-96
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-05-96
on the 23rd day of January, 1996

ATTEST: (SEAL)
Sandra E. Kennedy DD Schmidt
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of January, 1996,
at the hour of 12:00 o'clock P., M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 31st day of January,
1996, at the hour of 9:00 o'clock A., M., E.S.T.
Paul Helmke
PAUL HELMKE, MAYOR

ATTACHMENT A

Manufacturing Equipment	Estimated Cost (\$)
6 Complete Press Lines	\$1,360,000
6 Press Line Controls	\$110,000
Conventional EDM	\$90,000
Wet Grinders	\$75,000
2 Forklifts	\$40,000
Crane	\$15,000
Small Grinders	\$75,000
Mills	\$35,000
CNC Jig Grinder	\$100,000
4 CNC Machine Centers	\$735,000
Miscellaneous Small Machines	\$300,000



STATEMENT OF BENEFITS

State Form 27167 (R4 / 10-83)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

CITY OF WAYNE

JAN 10 1996

FORM
SB - 1

DEPT. OF ECON DEVL.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer	L.H. Carbide Corporation / L.H. Stamping	
Address of taxpayer (street and number, city, state and ZIP code)	4420 Clubview Drive, Fort Wayne, IN 46804	
Name of contact person	Dan Brehm, C.P.A.	Telephone number (219) 432-5563

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	FORT WAYNE COMMON COUNCIL		Resolution number	R -
Location of property	County	Taxing district	95-Ft Wayne - Wayne	
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)	See Attached List		Estimated starting date	1st qtr. '96
			Estimated completion date	4th qtr. '98 1st qtr. '99 08

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
180	6,717,603	180	6,717,603	40	906,880

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery		
	Cost	Assessed Value	Cost	Assessed Value	
	Current values	1,940,000	335,400	8,447,000	931,990
	Plus estimated values of proposed project	915,000		2,935,000	
	Less values of any property being replaced	- 0 -		- 0 -	
Net estimated values upon completion of project					

SECTION 5

OTHER BENEFITS PROMISED BY THE TAXPAYER

The creation of permanent skilled jobs. The investment in the training of employees and in their work environment.

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed (month, day, year)
<i>Maureen D. Fick</i>	Sec/Treas	1-10-96

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Charles D. Schmitt</i> <i>Charles D. Schmitt</i>	Telephone number (219) 427-1208	Date signed (month, day, year) 1-22-96
Attested by: <i>Donald E. Kennedy</i> <i>Donald E. Kennedy</i>	Designated body <i>Common Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



MEMORANDUM

TO: Common Council Members

FROM: Trisha Gensic
Sr. Economic Development Specialist, Department of Economic Development

DATE: January 12, 1996

SUBJECT: Real and Personal Property Tax Abatement Application dated January 10, 1996 for L.H. Carbide Corporation/LH Stamping
Address: 4420 Clubview Drive, Fort Wayne, IN 46804

Background

Description of Product or Service Provided by Company: L.H. Carbide is a tool and die operation that designs and manufactures stamping dies. LH Stamping produces stamped products.

Description of Project: The building expansion will be approximately 10,000 square feet and house engineering operations and some offices. The company will make additional investments in equipment, such as: presses, line controls, conventional EDM, wet grinders, a jig CDC grinder and other various machines.

Total Project Cost:	\$3,850,000	Number of Full Time Jobs Created:	40
Councilmanic District:	4	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M2	Average Annual Wage of Jobs Created:	\$22,672
		Number of Full Time Jobs Retained:	180
		Number of Part Time Jobs Retained:	2
		Average Annual Wage of Jobs Retained:	\$37,320

Project is Located Within a:

Designated Downtown Area:	Yes_ No_X	Redevelopment Area:	Yes_ No_X
Urban Enterprise Area:	Yes_ No_X	Platted Industrial Park:	Yes_X No_

Effect of Passage of Tax Abatement

Forty additional jobs will be created and 180 jobs retained. Savings from the tax abatement will be used to make additional investments in equipment and training. Company investment will result in \$279,185 in paid taxes.

Effect of Non-Passage of Tax Abatement

The company will forego its plans to expand, thus 40 additional jobs will not be created.

Staff Recommendation

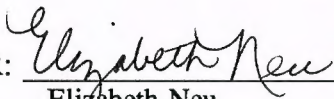
Per the established policy of the Department of Economic Development, the following recommendations are made:

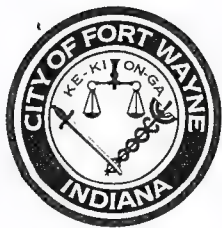
1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of four years.
3. The period of deduction for equipment should be limited to five years.
4. The period of deduction for real property should be limited to ten years.

Signed: _____ Title _____

Comments

DIRECTOR:


Elizabeth Neu



The City of Fort Wayne

Paul Helmke, Mayor

January 11, 1996

Mr. Dan Brehm
L.H. Carbide Corporation/LH Stamping
4420 Clubview Drive
Fort Wayne, IN 46804

Dear Mr. Brehm:

This is to acknowledge receipt on January 10, 1996 of your completed application to the City of Fort Wayne for designation of property at 4420 Clubview Drive, Fort Wayne as an Economic Revitalization Area.

Your application is expected to be introduced to the Fort Wayne Common Council on January 23, 1996 at 5:30 pm. On February 13, 1996, your application will be discussed by Council at a public hearing at 5:30 pm in room 128 of the City-County Building. A representative of L.H. Carbide must be present to answer any questions the Council may have. Please let me know who your chosen representative will be, prior to the meeting. If no problems arise, your Economic Revitalization Area request will receive final approval on February 13, 1996.

Should you have any questions prior to the Council meeting on February 13, 1996, please feel free to call me at 427-1127.

Sincerely,

Trisha Gensic
Sr. Economic Development Specialist
Department of Economic Development


January 10, 1996

Trisha Gensic
Sr. Economic Development Specialist
Dept. of Economic Development
The City of Fort Wayne
One Main Street
Fort Wayne, Indiana 46802-1804

Dear Trisha;

This letter hereby authorizes L.H. Carbide to pursue the designation of property owned by myself as an Economic Revitalization Area. Said property is located at 4420 Clubview Drive, Fort Wayne, Indiana and contained within Wayne Township, Allen County. L.H. Carbide leases said property from myself and operates a manufacturing facility at that location.

Sincerely,


Leon O. Habegger

JAN 10 1996

DEPT. OF ECON DEVL.

FOR STAFF USE ONLY:			
Declaratory Passed	19__	FT Jobs to be Created	
Confirmatory Passed	19__	PT Jobs to be Created	
FT Jobs Currently		\$	Avg Annual Salary of all New Jobs
PT Jobs Currently			FT Jobs to be Retained
\$	Current Average Annual Salary	\$	PT Jobs to be Retained
			Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no. 95-2682-0010

(Check appropriate box[es] below)

☒ Real Estate Improvements Total cost of improvements \$ 915,000
☒ Personal Property (New Manufacturing Equipment) Total cost of improvements \$ 2,935,000

TOTAL OF ABOVE IMPROVEMENTS: \$ 3,850,000

GENERAL INFORMATION

Applicant's name: L.H. Carbide Corp./LH Stamping Telephone: (219) 432-5563Address of applicant: 4420 Clubview Drive, Fort Wayne, IN 46804Name of applicant's business: Same As AboveAddress of property to be designated: 4420 Clubview Drive, Fort Wayne, IN 46804Name of business to be designated, if applicable: not applicableContact person if other than above: Name: Warren D. Brehm, C.P.A. Telephone: 219-432-5563Address: Same As Above

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site? Tool & Die Operation. L.H. Carbide Corporation designs & manufactures stamping dies. L.H. Stamping produces stamped products.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

L.H. Carbide Corporation and its sister company have been steadily growing in sales and employment since inception of the first company in 1966.

Between 1970 and 1994 the existing building at 4420 Clubview Drive has been

added to four (4) different times. In addition, the workforce has grown from a base of 50 employees in 1982 to 180 by 1995 (the combined employment figures of LH Industries, LH Carbide Corporation and LH Stamping). As LH

Carbide & LH Stamping continue to expand, a great deal of emphasis is placed on its workforce and the use of superior technologies, as a vehicle maintaining a competitive edge in the global marketplace. If the company does not adopt a strong competitive strategy, market share will be lost and jobs will be at risk. Under these circumstances, normal development could not take place.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: 53,000 square foot pre-fabricated metal building on a concrete slab foundation. The building currently houses reserach, engineering, production, warehousing and administrative offices.

Describe the condition of the structure(s) listed above: Excellent

Describe improvements to be made to property to be designated: Engineering operations and some offices

Projected construction start (month/year): 4/98 Projected construction completion (month/year): 12/98

Current land assessment: \$ 27,000 Current improvements assessment: \$ 308,400

Current real estate assessment: \$ 335,400 Current property tax bill on site to be designated: \$ 31,116.06

What is the anticipated first year tax savings attributable to this designation? \$ 27,450 (after completion of the building) the

How will you use these tax savings?

To help defray our increasing costs of operation.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

See Attachment "A"

☐ Yes ☒ No

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? NO

Equipment purchase date: Jan '96-Dec '98 Equipment installation date: Feb '96-Feb '99

Current personal property tax assessment: \$ 931,990 Annual personal property tax bill: \$ 86,277

What is the anticipated first year tax savings attributable to this designation? \$ 8,805

How will you use these tax savings? To make additional investments in equipment and the training of people to use the equipment.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL-TIME	180	6,717,603	37,320
CURRENT NUMBER PART-TIME	2	20,000	10,000
NUMBER RETAINED FULL-TIME	180	6,717,603	37,320
NUMBER RETAINED PART-TIME	2	20,000	10,000
NUMBER ADDITIONAL FULL-TIME	40	905,880	22,572
NUMBER ADDITIONAL PART-TIME	0	0	0

Check the boxes below if the jobs to be created will provide the listed benefits:

☒ Pension Plan

☒ Major Medical Plan

☒ Disability Insurance

☒ Tuition Reimbursement

☒ Life Insurance

☒ Dental Insurance

List any benefits not mentioned above: _____

When will you reach the levels of employment shown above? (Year and month) January 1999

Types of jobs to be created as a result of this project? _____

Highly skilled machinists, toolmakers and production workers.

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

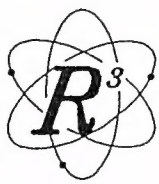
3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recision of any tax abatement occurring as a result of this application.

Warren D. Brehm
Signature of Applicant

1-10-96
Date

Warren D. Brehm Sec/Treas
Typed Name and Title of Applicant



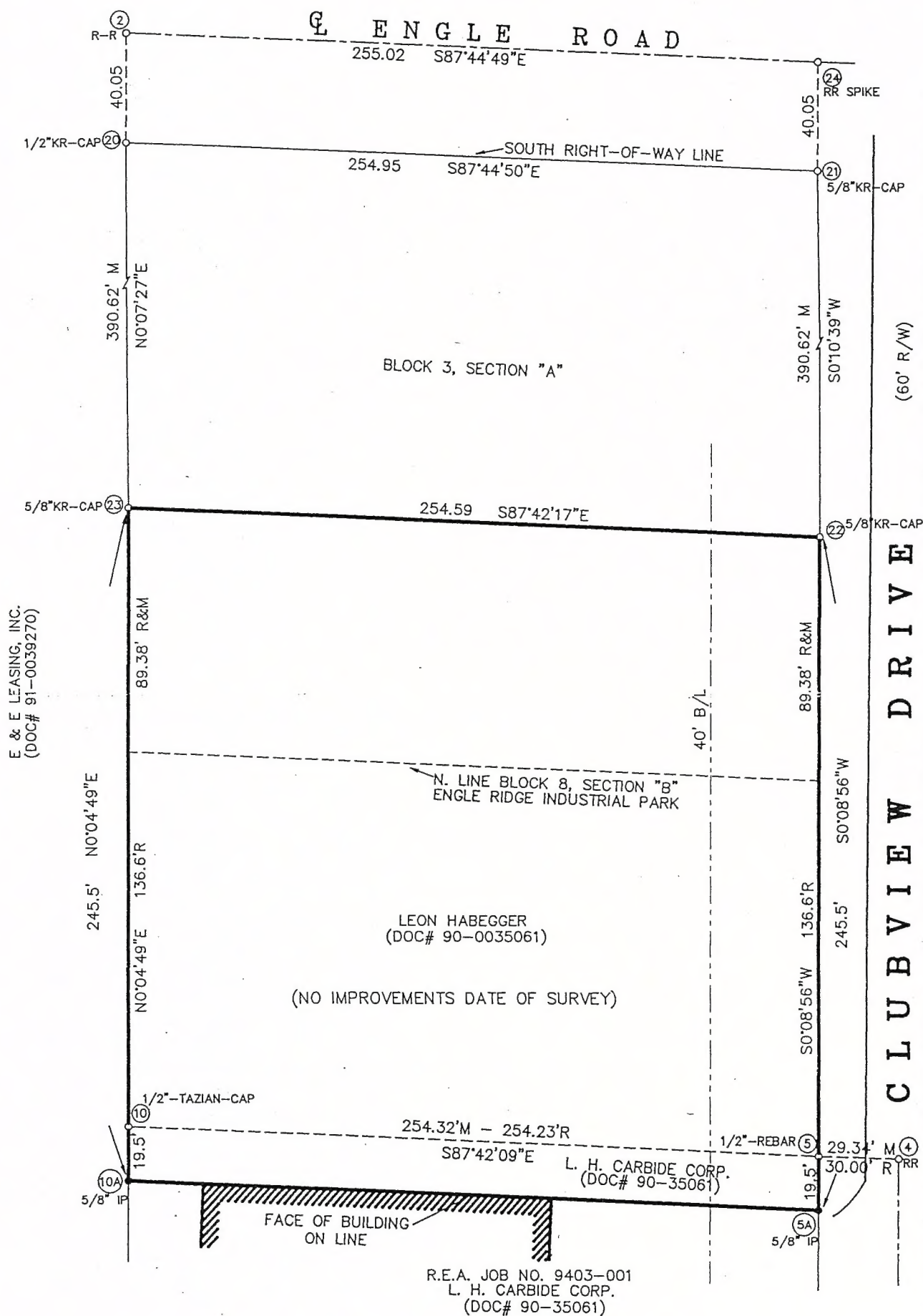
RUSSELL ENGINEERING ASSOCIATES, INC.

KENNETH J. RUSSELL P.E. & R.L.S. JAMES L. RUSSELL P.E. & R.L.S.
2527 SCOTSWOLDE DRIVE FORT WAYNE, INDIANA 46808 (219) 482-5300

LEGAL DESCRIPTION

BLOCK 8, SECTION "B", EXCEPT THE SOUTH 760.5 FEET
OF THE ENGLE RIDGE INDUSTRIAL PARK.
ALSO: BLOCK 3, SECTION "A", EXCEPT THE NORTH 390.62
FEET IN THE "ENGLE RIDGE INDUSTRIAL PARK, SECTION "A",
AS SAME IS RECORDED IN PLAT RECORD 33, PAGES 46-48,
IN THE OFFICE OF THE RECORDER.
ALL OF THE ABOVE BEING A PART OF SECTION 20, T 30 N,
R 12 E, WAYNE TOWNSHIP, ALLEN COUNTY, INDIANA.

- LEGEND:
- ② — SURVEY REPORT REFERENCE
 - HAR. M. — HARRISON MONUMENT
 - △ — SECTION CORNER
 - RR — RAILROAD SPIKE
 - IP — IRON PIN (REBAR)
 - PK — P.K. NAIL
 - SPN — SPIKE NAIL
 - PP — PIPE
 - M — MEASURED
 - R — RECORDED
 - C — CALCULATED
 - P — PLATTED
 - — FOUND (F)
 - — SET (S)



NOTES:

- ☐ 1. NO ENCROACHMENTS EXIST UNLESS CHECKED HERE
- ☐ 2. THE COMMITMENT FOR TITLE INSURANCE WAS NOT PROVIDED FOR THIS PARCEL UNLESS CHECKED HERE. AN ABSTRACT OR TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- ☒ 3. THIS SURVEY MUST BE RECORDED IN ACCORDANCE WITH TITLE 865 IAC WHEN CHECKED HERE (R.E.A. TO RECORD).
- 4. ALL PINS SHOWN AS SET HAVE IDENTIFICATION CAPS WHERE POSSIBLE.
- 5. THE THEORETICAL UNCERTAINTY OF THIS SURVEY DUE TO RANDOM ERROR IN MEASUREMENT IS CERTIFIED AS CLASS "A".

THE ABOVE DESCRIBED LOT OR TRACT

- ☒ LIES IN ZONE "X" THIS ZONE IS DESIGNATED AS A YEAR FLOOD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR COMMUNITY PANEL NO. 18003-C-0265-D DATED 9-28-90

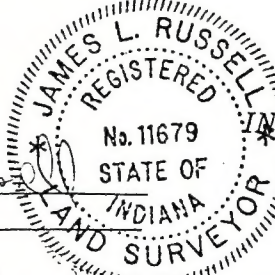
- ☐ LIE WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE HUD-FIA MAPS FOR THE AREA.

- ☐ VERIFIED WITH INDIANA DEPARTMENT OF NATURAL RESOURCES LAKE LEVEL DATA.

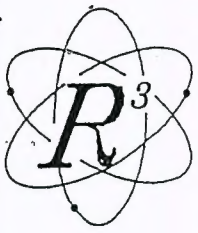
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION, AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12-29 AND ALL OTHER AMENDMENTS THERETO.

THIS SURVEY VALID ONLY WITH ORIGINAL HAND AND/OR SEAL AND PAYMENT OF INVOICE.

FIELD WORK COMPLETED ON 3-16-94 AND CERTIFIED THIS 4-18-94 BY: *James L. Russell*
JOB NO. 9404-003 FOR LEON HABEGGER, ETAL / R. B. & B. PARTNERSHIP



SURVEY FOR:
R. B. & B. PARTNERSHIP
IN THE ENGLE RIDGE INDUSTRIAL PARK
SECTION 20, T30N, R12E,
ALLEN COUNTY, INDIANA



RUSSELL ENGINEERING ASSOCIATES, INC.

KENNETH J. RUSSELL P.E. & R.L.S. JAMES L. RUSSELL P.E. & R.L.S.
2527 SCOTSWOLDE DRIVE FORT WAYNE, INDIANA 46808 (219) 482-5300

SURVEYORS REPORT

THE FOLLOWING OPINION IS SUBMITTED REGARDING THE THEORETICAL UNCERTAINTY (TU) IN THE CORNERS AND LINES ESTABLISHED ON THE ATTACHED SURVEY AS A RESULT OF UNCERTAINTIES AND/OR AMBIGUITIES IN THE REFERENCE MONUMENTS AND DESCRIPTIONS USED TO PERFORM SAME, ALL AS REQUIRED BY THE INDIANA LAND SURVEY STANDARDS SET OUT IN TITLE 864 IAC 1.1-13 AND 1991 AMENDMENTS THERETO.

DESCRIPTION (BRIEF):

Block 8, Section "B" except the South 760.5 feet of Engle Ridge Industrial Park, Section "B".

Also:

Block 3, Section "A" except the North 390.62 feet of Engle Ridge Industrial Park, Section "A".

REFERENCES:

1. Plat of Engle Ridge Industrial Park, Section "A", as recorded in Plat Record, 33 pages 46-48 in the Office of the Recorder, Allen County, Indiana.
2. Survey of North adjoiner by Russell Engineering Assoc., Inc. Job No. 9203-026.
3. Survey of South adjoiner by Russell Engineering Assoc., Inc. Job No. 9403-001.

EXISTING MONUMENTATION:

1. 3/4 inch rebar found at # 1
2. 1/2 inch rebar found at # 3, 5, 7 and 9
3. 1/2 inch rebar with 0011 cap found at # 10
4. Railroad spike found at # 2 and 4
5. P.K. nail found at # 6
6. 5/8 inch rebar with Ken Russell caps found at # 21, 22 and 23 (22 and 23 were found 1 foot South)

Monument Note:

All monuments were 0.1 feet below to 0.1 feet above grade.

CORNERS AND LINES WERE ESTABLISHED AS FOLLOWS:

1. All existing monumentation was checked and accepted except point # 1 which was disregarded due to distance and line, and corners 22 and 23 which were reset correctly 1.0 foot Northerly.
2. Corners 5A and 10A were set on line 5-7 and 10-9 at 19.5 feet South of # 5 and # 10.

CONCLUSIONS:

As a result of the above observation it is my opinion that maximum uncertainties in location of lines and corners established on this survey are as follows:

DUE TO VARIATION IN MONUMENTATION AND RECORDED DISTANCES:

0.10 feet in the North-South direction
0.66 feet in the East-West direction (Line 4-5)

DUE TO VARIATION IN MEASUREMENT: 0.10 feet in any direction.

COMMENT:

Corners 22 and 23 were found to have been incorrectly set 1 foot South of the Deed corner by this surveyor and were reset 1 foot North per original intent.

THE THEORETICAL UNCERTAINTY (TU) OF THIS SURVEY, DUE TO MEASUREMENT, IS CERTIFIED AS A CLASS " A " SURVEY IN ACCORDANCE WITH THE INDIANA LAND SURVEY STANDARDS.

THIS 18th OF April, 1994

JOB No. 9404-003

FOR THE USE OF: L.H. Carbide and Leon Habegger/ R.B. & B. Partnership

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE L.H. Carbide is a tool and die operation that designs and manufactures stamping dies. LH Stamping produces stamped products. The company plans to add an additional 10,000 square feet for their engineering operations and a few offices. The expansion will also include the purchase of additional equipment. Tax savings will be used for investment in equipment and training.

EFFECT OF PASSAGE Forty additional jobs will be created and 180 jobs retained. Savings from the tax abatement will be used to make additional investments in equipment and training. Company investment will result in \$279,185 in paid taxes.

EFFECT OF NON-PASSAGE The company will forego its plans to expand, thus 40 additional jobs will not be created.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) ANTICIPATED FIRST YEAR TAX SAVINGS: \$36,255.00

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-96-01-12

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as L.H. Carbide Corporation/LH Stamping, Fort Wayne, Indiana
46804 (4420 Clubview Drive)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Thomas C. Henry

John N. Crawford

Richard Hall

Cecilia Carver

Thomas E. Hayhurst

Robert A. Bunker

Q. S. Schuman

DATED: 1-23-96

Sandra E. Kennedy
City Clerk